

MANSFIELD TOWNSHIP COMMITTEE MEETING

September 28, 2022

Mayor Watters called the meeting to order at 7:32 pm and read the following OPMA statement: This is a regular meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Express Times NJ Zone of the time, date, and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

Roll Call: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters.

Salute to the flag was done by all.

PUBLIC PORTION – CONSENT AGENDA ITEMS

Mayor Watters opened the Public Portion of the meeting for comments on the Consent Agenda Items.

Seeing none, the Public Portion for Consent Agenda Items was closed.

CLERK'S REPORT

Mrs. Orlando stated no report at this time.

CFO REPORT

Mrs. Mollineaux reported:

- **2021 Audit** – Was signed off. The CFO has the responsibility to draft a corrective action plan. New auditors this year. In past we have had only two (2) comments. With new auditor, we received 27 and are now at 19. Several we have taken corrective action on: ordinances, books in other departments are now corrected and in place. Some challenges were to use previous audit balances that did not match. Departments worked to make changes – a few in the court, minor in police, a few in finance, and the bulk in administration. Some ordinances have to be changed before the end of the year to be compliant.
- **Money Transfer to Bank** – Mayor Watters asked about changes. Mrs. Mollineaux explained the difficulty in the past to get deposits to the bank. Unity Bank Courier Service now comes Tuesday and Thursday for deposit pick up that the auditor agreed to even though deposits should be done within 48 hours.
- **CD** – Mrs. Mollineaux was able to secure a new CD for the one that matured last year. It's at Regal Bank at a rate of 3% for 18 months. This will earn another \$90K. Unity Bank is currently giving us .03% for our accounts and agreed to increase to .05%.

EMPLOYEES' REPORTS

Mrs. Fascenelli reported:

- Community Day – Mrs. Fascenelli attended. Hosted by Girl Scouts on September 18 from 2:30 – 5:30 pm. Had approximately 75-80 people. A Keep the Community Clean sign was posted coming into the park. Recycling signs were posted at the softball field and basketball courts. Containers were in place. The Girl Scouts were easy to work with.
- Paper Shredding Event – October 15th, 8 – 11 am, at DPW garage.
- SWAC Meeting – October 6th

ENGINEER'S REPORT

Mr. Quamme reported:

- Item #3 – Mt. Bethel Library/Community Center. Number of comments of architect's specs to meet our specs. Revisions sent last Friday. Once revisions are made, Mr. Quamme will coordinate with Mrs. Orlando on dates. He will confirm that Eclectic wants a Pre-Bid Meeting as part of the bid. Invite contractors and meeting on site to prepare bid.
- Item #5 – Passed on the Airport Road final change orders to Mrs. Orlando from South State for the Mayor to sign to get the process going to DOT so Township can get paid. Waiting on the stripping contractor, Denville Line, that will be another four to pass onto the Mayor to sign then everything will be sent back to DOT.
- Item #7 – Recreation Pole Building – As of last week completed the structure, building shell, concrete floor; electric rough-in and trenching earlier this week, and clearing up the trench for the electrical service line. Interior panels will be coming. Partitions have to be placed where there are no electrical outlets. Insulation will be next and interior finishes. Final electrical work after the 10th. Because of the change order, anticipated completion is later than end of the month.
- Item #9 – Meadows is progressing. DEP approved eleven (11) connections into the temporary holding tank in addition to the previous 88. DEP is on top of it. Resolution tonight is the signing of the TWA (Treatment Works Approval) application to send to DEP.
- Townsbury Road – Had problems working around exiting bridge that caused a hold up, required an easement from property owners to get around it. Completion will be 3-6 months for distribution services to pave only one side of the road. Independence, Oxford, and Liberty Townships are involved. Mayor asked if all three towns can together pay to pave the other side of the road. Mr. Quamme will get in touch with those towns.

LIAISONS' REPORTS

Environmental Commission – No report

Recreation Committee – Mrs. Mora Dillon stated the school floor buckled so rec basketball needs a new location.

Land Use Board – No report

Open Space, Farmland, Conservation, Historical Committee – No report

ORDINANCES

First Reading

Mr. Hayes made a motion to approve the first reading of Ordinance Of The Township Of Mansfield, County Of Warren, State Of New Jersey, Deleting In Its Entirety Chapter 270 Entitled "Residential Property, Vacant And Abandoned", And Replacing Same To Be Consistent With P.L. 2021, C. 444, which was seconded by Mr. McGuinness.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

First Reading

Mrs. Mora Dillon made a motion to approve the first reading Ordinance Amending Ordinance 2022-03 to Appropriate an Additional \$30,000.00 for the Construction of a Recreation Pole Barn, which was seconded by Mr. McGuinness.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

First Reading

Mr. Hayes made a motion to approve the first reading of Ordinance of the Township of Mansfield, County of Warren, State of New Jersey, Deleting in its Entirety Chapter 37 Article II Entitles "Junior Firefighter's Auxiliary" and Replacing Same to be Consistent With N.J.S.A. 40A:14-95 through N.J.S.A 40A:14-98, which was seconded by Mr. McGuinness.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Second Reading

Mr. Hayes made a motion to approve An Ordinance Amending Ordinance 2021-11 Of The Township Of Mansfield, Warren County, New Jersey Entitled "An Ordinance Of The Township Of Mansfield, County Of Warren, State Of New Jersey Prohibiting The Operation Of Any Class Of Cannabis Businesses Within Its Geographical Boundaries And Creating Chapter 125 Of The Code Of The Township Of Mansfield, which was seconded by Mrs. Mora Dillon.

Mayor Watters opened the meeting for public comment; seeing none, public portion was

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closed.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

AN ORDINANCE AMENDING ORDINANCE 2021-11 OF THE TOWNSHIP OF MANSFIELD, WARREN COUNTY, NEW JERSEY ENTITLED "AN ORDINANCE OF THE TOWNSHIP OF MANSFIELD, COUNTY OF WARREN, STATE OF NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND CREATING CHAPTER 125 OF THE CODE OF THE TOWNSHIP OF MANSFIELD

WHEREAS, Ordinance 2021-11 has a typographical error; and

WHEREAS, The Township Committee would like to amend the ordinance to reflect the correct information;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANSFIELD the Code of the Township of Mansfield is hereby amended as follows:

1. Chapter 363 of the Code of the Township of Mansfield is hereby amended as follows [New language **bold and underlined**, deleted language ~~double strikethrough~~]:
2. Section ~~423-4~~ **363-59** of the Code of the Township of Mansfield is hereby amended by adding to the list of prohibited uses, the following: "All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service."

CONSENT AGENDA

Each of the following resolutions A – E & G were presented before the Township Committee at the September 28, 2020, meeting and have the unanimous approval of all the members of the Township Committee, with the same legal effect as though each was read in its entirety at the September 28, 2020, meeting and adopted by separate vote. Motion by Mr. Hayes, second by Mrs. Mora Dillon.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mr. Farino withdrew from consent agenda item F.

Mrs. Mora Dillon made a motion to approve consent agenda item F, which was seconded by Mr. Farino.

Discussion took place about Bill List Item 2200647.

Mr. Farino made a motion to amend Resolution F to strike 2200647 from the Bill List, which was seconded by Mrs. Mora Dillon.

Ayes: Mr. Farino Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Vote for original motion for Resolution F as amended:

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

COMMITTEE ANNOUNCEMENTS AND COMMENTS

Mr. Farino requested a resolution to express the Committee's opinion as to what he heard on radio station WRNJ.

Mrs. Mora Dillon made a motion to authorize the Township Attorney to draw up a resolution expressing the Committee's opinion in response, which was seconded by Mr. Farino.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

PUBLIC PORTION

Mayor Watters opened the Public Portion of the meeting for comments.

Grace Kocher, Schaefer Road, asked the reason to leave the County Library. Mayor Watters stated it costs the Township \$404K a year. State Statute is that Townships are obligated to pay a calculation the State put together. Our own library would be \$260K, so we would save over \$140K and we would put over a quarter million dollars into our own library. In ten years, that would be \$2.6M for our own library. Library will be at Mt. Bethel Church. If the referendum passes, we still have to pay the County for two (2) more years. Mrs. Kocher stated the Mt. Bethel Church isn't easily accessible and the Hackettstown location is closer for residents. She asked about the parking. Mayor Watters stated there would be 18-20 spaces on the side of the church.

Mayor Watters asked for further comments from the public; seeing none, the public portion was closed.

EXECUTIVE SESSION

Mayor Watters announced moving into Executive Session at 8:17 pm.

Mr. Hayes made a motion to go into Executive Session which was seconded by Mrs. Mora Dillon.

WHEREAS, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:

- Attorney/Client Privilege
- Personnel
- Contractual
- Real Estate

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED that the public be excluded from this meeting.

Ayes: Mr. Farino Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

RETURN FROM EXECUTIVE SESSION

Return from Executive Session at 9:38 pm.

Roll Call: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Mr. Wenner announced the return from Executive Session. No official action was taken. Copies of these minutes will be available at such time the Committee determines there is no longer a harm to the public interest.

Mr. Wenner requested a motion to authorize to authorize the Township Attorney to take action discussed in Executive Session regarding Claremont Road and the Hackettstown Municipal Authority.

Mr. Hayes made the motion as discussed in Executive Session, which was seconded by Mrs. Mora Dillon

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mr. Wenner requested a motion to approve Executive Session meeting minutes as amended.

Mr. McGuinness made the motion, which was seconded by Mr. Hayes.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mr. Wenner requested a motion to establish Municipal Building hours as 8:30 – 5:00 Monday through Thursday and 8:30 – 4:30 on Fridays.

Mrs. Mora Dillon made the motion, which was seconded by Mr. Hayes.

Ayes: Mr. Farino, Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mr. Wenner requested a motion to adopt Ordinance 2022-14

Mrs. Mora Dillon made a motion to approve the first reading of An Ordinance Amending Ordinance 2020-06, Entitled “An Ordinance of the Township of Mansfield, County of Warren, State of New Jersey, Amending General Ordinances to Create the Position of Asst Department of Public Works Supervisor”, which was seconded by Mr. Hayes

Ayes: Mr. Farino Mr. Hayes, Mr. McGuinness, Mrs. Mora Dillon, Mayor Watters

Nays: None

Absent: None

Abstain: None

Mr. Hayes made a motion to adjourn at 9:41 pm, carried unanimously.

Respectfully submitted,
Illena Raffaele
Deputy Clerk/Registrar